



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 5, 2016
1607-PUD-09
Exhibit 1

Docket Number: 1607-PUD-09 (Ordinance No. 16-23)

Petitioner: CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger

Request: A change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.

Current Zoning: AG-SF1: Agriculture/Single-Family 1

Current Land Use: Vacant/Agriculture

Acreage: 59.95 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Character Exhibit
5. Liberty Ridge PUD Ordinance (Ord. 16-23)
6. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the June 13, 2016, City Council meeting. The petition will receive a public hearing at the July 5, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on June 29, 2016 and should be able to provide a summary of the meeting at the July 5, 2016 APC meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to the Liberty Ridge Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 59.95 acres +/-, located on the south side of 151st Street, just east of Towne Road (see **Exhibit 2**). The Towne West PUD abuts the property to the south. The Towne West PUD area is zoned for a mixture of commercial and multi-family residential uses, but has not yet been developed. Adjacent property to the west is currently being developed as a church site. Adjacent property to the north is zoned Harmony PUD (single-family residential subdivision) and AG-SF1. Adjacent property to the east is zoned Towne West PUD and AG-SF1 (single-family/rural residential use).

Property History: The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is identified as "Block A" on the CCC Subdivision plat (1601-SFP-02).

ZONING REQUEST

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property.

Default Standards: The Liberty Ridge PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the SF4: single Family High Density District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District, and limits the total number of dwellings to no more than 123 dwellings.

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal. As proposed, the PUD Ordinance includes modified bulk and density standards; modified anti-monotony requirements; enhanced architectural requirements (including a Character Exhibit); modified landscaping requirements; and it establishes minimum amenity requirements.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Southwest New Suburban” land use classification. The Comprehensive Plan encourages context-sensitive development in this area. It also encourages densities to decrease and open space amounts to increase as the development in this area moves westward from Ditch Road, and northward from 146th Street¹. As proposed, the project would result in a density of approximately 2.0 dwelling units per acre +/- and approximately 28% open space². Harmony, by comparison, yields approximately 3.8 dwelling units per acre +/- and approximately 25% open space³. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The subject property falls within the geographic area of the proposed Conservancy Addendum⁴. The Conservancy Addendum has not been adopted or approved and is currently under consideration by the City. The petitioner has met with representatives of the group that proposed the Conservancy Addendum (the “Conservancy Task Group”). The petitioner should be able to provide a summary of that meeting at the July 5, 2016 APC meeting.

¹ Westfield-Washington Township Comprehensive Plan, Chapter 2 (New Suburban Southwest Background).

² Numbers are according to the associated Overall Development Plan, 1607-ODP-09 and Primary Plat, 1607-SPP-08.

³ Numbers consider the overall Harmony development, and are according to the approved Harmony PUD Ordinance, Res. 12-14.

⁴ The Conservancy Addendum -- 1602-CPA-01; Res. 16-100.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 5, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the July 5, 2016 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.